



Moor Lane | | LS29 0PR

Guide price £395,000

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46 Moor Lane |  
Addingham | LS29 0PR  
Guide price £395,000

Occupying a generous plot with mature gardens and enjoying a Southerly aspect with delightful views towards Addingham Moorside, this three bedrooomed semi-detached home offers a rare opportunity for those seeking a property with enormous potential.

Now in need of modernisation, the home stands within an exceptionally good plot that features extensive lawns, mature planting, greenhouses, pond and a large double garage. A gravelled driveway provides off-street parking for several vehicles.

- Exceptional Plot
- Southerly Aspect
- Outlook Towards Addingham Moorside
- Sought After Location

## Ground Floor

### Entrance Hall

With stairs leading to the first floor.

### Sitting Room

17'3 x 11'5 (5.26m x 3.48m)

An inviting reception room featuring a gas fire with stone surround and hearth, fitted store cupboards, exposed beams, picture rail and windows to two sides.

### Snug

11'2 x 9'6 (3.40m x 2.90m)

Including an open fire with tiled surround and hearth plus a window to the front elevation.





An impressive, principally lawned garden provides ample scope to add further accommodation.



## Kitchen

15'3 x 7'4 (4.65m x 2.24m)

Comprising a range of base and wall units with coordinating work surfaces and a tiled splashback as well as a Belfast sink. Windows to two sides.

## First Floor

### Bedroom

11'5 x 11'4 (3.48m x 3.45m)

An ample double bedroom featuring a useful recessed store cupboard, picture rail and an outlook towards Addingham Moorside.

### Bedroom

11'11 x 9'6 (3.63m x 2.90m)

A second double bedroom including a cast iron feature fireplace plus a Southerly aspect.

### Bedroom

8'10 x 7'4 (2.69m x 2.24m)

A single bedroom enjoying an outlook across the rear garden.

## Bathroom

6'9 x 6'1 (2.06m x 1.85m)

Comprising a bath with shower attachment plus glass screen, hand wash basin, w.c and a window to the rear elevation.

## Outside

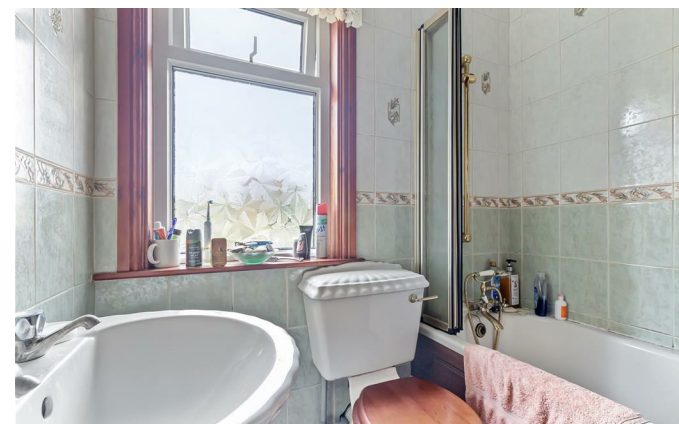
### Front Garden

To the front of the property is a beautiful, lawned, South facing garden surrounded by well-stocked flower beds.

### Rear Garden

A standout feature is the highly impressive, principally lawned rear garden that features mature fruit trees, greenhouses, garden shed and a pond.







## Double Garage

A substantial detached double garage with light and power, accessed via two sets of timber doors.

## Driveway

A gravelled driveway runs along the side of the property and provides off-street parking for several vehicles.

## Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

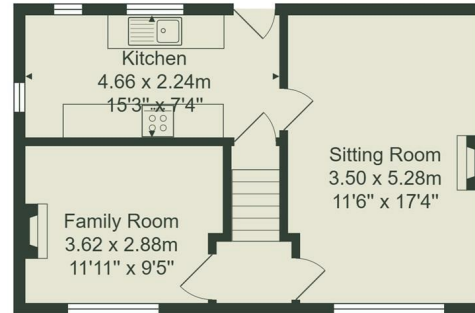
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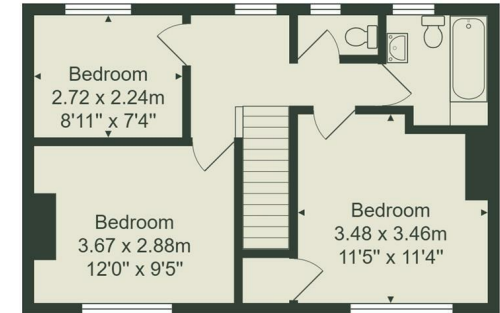
A gravelled driveway and detached double garage provide ample off-street parking.







Ground Floor



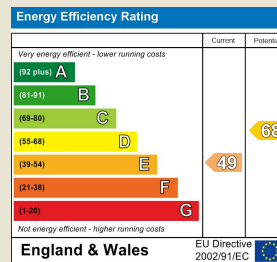
First Floor

Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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